



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

140 Iron Ridge Place
Crossfield, Alberta

MLS # A2341001



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,577 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Oversized, See Remarks, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1B

Utilities: -

Inclusions: Fridge in Spice Kitchen Included.

Build your dream home on this exceptional lot in the welcoming community of Crossfield! The listed price includes both the lot and this impressive home, offering over 2,500 square feet of thoughtfully designed living space. Personalize your new home by selecting your own cabinetry, colours, flooring, finishes and more. The main floor features a private front office, conveniently tucked away from the activity of the principal living areas. The open-concept design offers a spacious great room, a chef-inspired kitchen with plenty of room for entertaining, a generous dining area and a convenient butler's pantry—perfect for family gatherings and everyday living. Upstairs, escape to the spacious primary suite, complete with a luxurious ensuite featuring dual sinks and a large walk-in closet. This level also includes an inviting bonus room, two additional bedrooms, another full bathroom and centrally located laundry. An impressive open-to-below feature overlooking the living room adds light, space and an elegant estate-style feel. The huge triple-attached garage includes an oversized bay with room for an RV, extra storage or a dedicated workshop. The basement is not included in the listed price, but optional development plans are available. With an estimated construction timeline of approximately four months, your new custom home could be closer than you think. Enjoy relaxed small-town living in Crossfield, just a short drive from Airdrie and Calgary. Come explore the possibilities and start planning your new home today! ***Free Washer and Dryer until the end of December***